



March 2, 2004

Mr. Wilson Dean  
1882 Capital Circle NE  
Tallahassee, Florida 32308

Re: Brantley Custom Homes, Inc. Technical Amendment (TTA030022)  
Tax Parcels #11-30-20-238-0000 and 11-30-20-266-0000

Dear Mr. Dean:

This letter is to notify you that your application for a technical amendment filed December 8, 2003, on behalf of Brantley Custom Homes, Inc., has been approved, conditioned upon your return to this office a verified copy of the recording (with the Clerk of the Circuit Court of Leon County, Florida) within 30 days of this approval.

Page 1 of Attachment 1 illustrates the configuration of parcels 11-30-20-238-0000 and 11-30-20-266-0000.

Page 2 of Attachment 1 includes the legal description of parcels 11-30-20-238-0000 and 11-30-20-266-0000.

Page 3 of Attachment 1 illustrates the revised configuration of parcels 11-30-20-238-0000 and 11-30-20-266-0000.

Page 4 of Attachment 1 includes the revised legal description of parcel 11-30-20-266-0000.

Page 5 of Attachment 1 includes the revised legal description of parcel 11-30-20-238-0000.

This approval is intended to meet the procedural requirements of the City of Tallahassee Subdivision Regulations only, and it does not waive any other applicable local, state, or federal regulations, nor does it constitute a "replat" of a subdivision recorded in the Public Records of Leon County, Florida. This approval is pursuant to Section 20.12 of the City of Tallahassee Subdivision Regulations and is based on the following findings:

1. No additional lots nor streets are created; and

300 S. Adams St.  
Tallahassee, FL 32301-1731  
Phone: 850-891-0010 TDD: 711  
talgov.com

JOHN R. MARKS, III  
Mayor

ANITA R. FAVORS  
City Manager

ALLAN J. KATZ  
Mayor Pro Tem

JAMES R. ENGLISH  
City Attorney

ANDREW D. GILLUM  
Commissioner

GARY HERNDON  
City Treasurer-Clerk

DEBBIE LIGHTSEY  
Commissioner

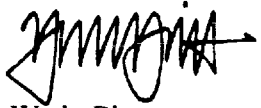
SAM M. McCALL  
City Auditor

MARK MUSTIAN  
Commissioner

2. The parcels resulting from the technical amendment are not reduced below the minimum sizes required by applicable regulations; and
3. There is no change in the orientation of any parcel adjacent to streets; and
4. No streets are vacated; and
5. There will be no impact resulting from the proposed change which would require a public hearing before the Planning Commission.

Should you have any questions, please contact our office at (850) 891-7100.

Sincerely,



Wade Pitt  
For the Director  
Growth Management Department

cc: Jay Schuck, NE LUES Team  
Mike Waters, Property Appraiser's Office

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STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me on this 2<sup>nd</sup> day of March of 2004,  
by Wade Pitt, who is personally known to me and who did take an oath.



Cheryl Andrews  
MY COMMISSION # CC989713 EXPIRES  
December 25, 2004  
BONDED THRU TROY FAIR INSURANCE, INC.

NOTARY PUBLIC STATE OF FLORIDA

sign: Cheryl Andrews

print: Cheryl Andrews

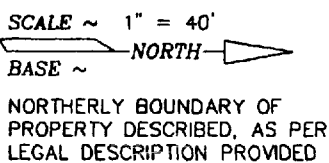
Witness: Edie Harrison Edie Harrison

Witness: Carolyn Horsey Carolyn Horsey

[TTA030022]

N 89°58'39" E 575.55(D)

ATTACHMENT # 1  
PAGE 1 OF 5



NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Tallahassee, Florida 32311  
GARY G. ALLEN  
Registered Land Surveyor, Inc.  
4101 Apalachee Parkway  
E-mail: g

DESCRIPTION: BOUNDARY SURVEY  
DESCRIPTIONS ARE BY METES AND BOUNDS, SEE ATTACHED

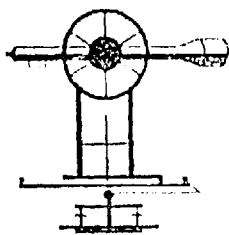
SEC 30 TWP 1-NORTH RNG 1-EAST RECORDED IN BOOK  
DATE OF SURVEY 2/18/04  
FIELD BOOK 665 PAGE 30  
SCALE 1" = 40'  
JOB NO. 04-207  
FILE NO. 04-207.DWG

I hereby certify that this survey meets the minimum technical standards as established by chapter 61C17-6 of the Florida Administrative Code.  
Gary G. Allen  
GARY G. ALLEN, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 4016  
DATE: 2/24/2004

Phone: (850)-877-0541  
Fax: (850)-877-0041  
aryaller.05@comcast.net

RECEIVED

MAR 01 2004



GARY GEE ALLEN  
REGISTERED LAND SURVEYOR, INC.  
LAND SURVEYING - CIVIL ENGINEERING

GARY G. ALLEN, P.L.S., PRES.  
B.J. ALLEN, V.P.  
MARK T. HENDERSON, P.L.S., V.P.  
R. MICHAEL LATIMER, P.E., V.P.  
ROBERT DILWORTH, P.L.S.

E-MAIL: GGALLEN@SUPERNET.NET  
PHONE: (850) 877-0541  
FAX NO. (850) 877-0041

4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA, 32311

**LEGAL DESCRIPTION AS PROVIDED:**

**PARCEL 266**

Commence at a found concrete monument marking the Northwest Corner of the East Half of the Northwest Quarter of Section 30, Township 1 North, Range 1 East, Leon County, Florida; and thence run South 00 degree 00 minute 00 second East along the West Boundary of said East Half, a distance of 1416.95 feet; thence run North 89 degrees 58 minutes 39 seconds East to a found 1/2 inch iron pin (No. 1925), a distance of 575.55 feet; thence run South 00 degree 03 minutes 41 seconds East to a found 1/2 inch pinched pipe, a distance of 177.70 feet; thence run South 00 degree 23 minutes 15 seconds East to a set 5/8 inch iron pin (No. 4792), a distance of 95.26 feet for a **POINT OF BEGINNING**.

Thence from said **POINT OF BEGINNING** run North 89 degrees 16 minutes 29 seconds East to a point of intersection with the Westerly Right of Way Boundary of Terrace Hollow Court being marked by a set 5/8 inch iron pin (4792), a distance of 251.46 feet; thence run South 46 degrees 34 minutes 04 seconds West along said Westerly Right of Way Boundary to a found 5/8 inch iron pin (No. 6154), a distance of 106.68 feet; thence leaving said Westerly Right of Way Boundary run North 89 degrees 58 minutes 13 seconds West to a found nail and cap (No. 3562), a distance of 173.92 feet; thence run North 00 degrees 02 minutes 25 seconds West back to the **POINT OF BEGINNING**, a distance of 70.07 feet;

AND ALSO :

ATTACHMENT # 1  
PAGE 2 OF 5

**DESCRIPTION**  
**PARCEL 238**

Commence at a point 1426.3 feet South and 576.18 feet East of the Northwest Corner of the East Half of the Northwest Quarter of Section 30, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 160.83 feet, thence South 89 degrees 36 minutes East 7.60 feet to the Point of Beginning; From said Point of Beginning, continue South 89 Degrees 36 Minutes East 242.51 feet, thence South 00 Degrees 10 Minutes West 93.42 feet, thence West 237.91 feet, thence North 02 degrees 36 minutes 10 seconds West 95.21 feet to the Point of Beginning.

Job No. 04-207  
Pg. 2 of 2.

P.O.C.  
NORTHWEST CORNER OF THE EAST  
HALF OF THE NORTHWEST QUARTER  
OF SECTION 30, T-1-N, R-1-E  
LEON COUNTY, FLORIDA

N 89°58'39" E 575.55'(D)

PREPARED FOR:  
DEAN DEVELOPMENT, LLC.

PROPOSED DIVISION ONLY  
THE DIVISION OF ANY CURRENT PARCEL OF  
LAND, WHETHER FOR SALE OR GIFT, MUST BE  
DONE IN ACCORDANCE WITH THE APPLICABLE  
SUBDIVISION REGULATIONS. PARCELS CREATED  
WITHOUT SUBDIVISION REVIEW AND APPROVAL  
MAY NOT BE ELIGIBLE TO RECEIVE ANY  
DEVELOPMENT ORDERS, INCLUDING BUT NOT  
LIMITED TO BUILDING PERMITS.

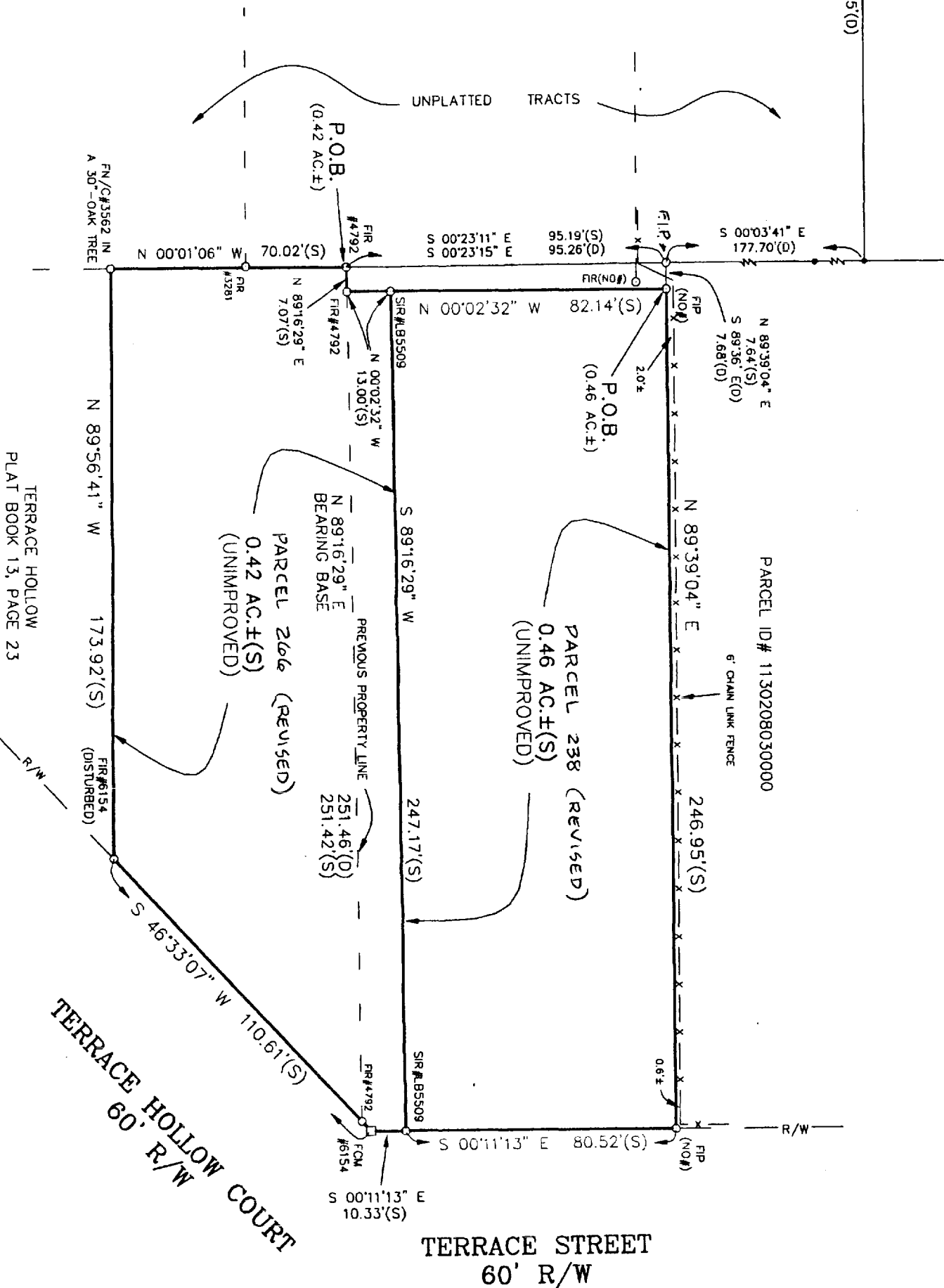
ATTACHMENT # 1  
PAGE 3 OF 5

This property lies in zone "X" as determined  
by the Flood Insurance Rate Maps for LEON County,  
Florida on Map Number 1201440284 D  
Dated: 11/19/97

NOTE: THE FLOOD ZONE DESIGNATION SHOWN ON THIS SURVEY SKETCH WAS  
DERIVED FROM THE FLOOD INSURANCE RATE MAP AS INDICATED. THE MAP  
LOCATION OF ANY ZONE LINES WERE OBTAINED FROM THE MAP  
THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT  
ANY ENGINEERING OR FLOOD PROOF AREA DETERMINATIONS BY THIS FIRM.

NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT  
LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY. LEGAL  
OWNERSHIP NOT DETERMINED.

The undersigned surveyor has not been provided a current title opinion  
or abstract of matters affecting title boundary to the subject  
property. It is possible there are deeds of record, unrecorded deeds,  
easements or other instruments which could affect the boundaries.



SCALE ~ 1" = 40'  
NORTH ~

NORTHERLY BOUNDARY OF  
PROPERTY DESCRIBED, AS PER  
LEGAL DESCRIPTION PROVIDED

LEGEND (GENERAL)	
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
SCM	SET 4" x 4" CONCRETE MONUMENT V/V CAP #4016
SIR	SET IRON ROD WITH CAP #5509 (5/8" ROD)
(P)	PLAT DISTANCE AND/OR BEARING
(S)	SURVEY DISTANCE AND/OR BEARING
(C)	DEED DISTANCE AND/OR BEARING
(D)	CALCULATED DISTANCE AND/OR BEARING
LEGEND (BEARINGS)	
N	NORTH
S	SOUTH
E	EAST
W	WEST
DEGREES	DEGREES
MINUTES	MINUTES
SECONDS	SECONDS
LEGEND (CURVES)	
A	DELTA ANGLE
R	RADIUS
L	CURVE LENGTH
CB	CHORD BEARING
R/V	RIGHT OF WAY

LEGEND (DISTANCES)  
ALL DISTANCES ARE IN ACCORDANCE  
WITH THE UNITED STATES STANDARD  
FEET

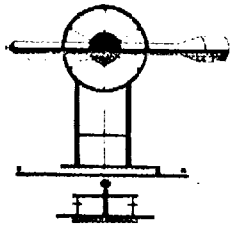
Tallahassee, Florida 32311  
GARY G. ALLEN  
Registered Land Surveyor, Inc.  
4101 Apalachee Parkway  
E-mail: garyallen05@comcast.net  
Phone: (850)-877-0541  
Fax: (850)-877-0041

DESCRIPTION: PROPOSED TECHNICAL AMENDMENT  
DESCRIPTIONS ARE BY METES AND BOUNDS, SEE ATTACHED

SEC 30 TWP 1-NORTH RING 1-EAST RECORDED IN BOOK  
DATE OF SURVEY 2/18/04  
FIELD BOOK 665 PAGE 30  
SCALE 1" = 40'  
JOB No. 04-207  
FILE No. 04-207.DWG

I hereby certify that this survey meets the minimum technical  
standards as established by chapter 61G17-6  
of the Florida Administrative Code.  
GARY G. ALLEN, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 4016  
DATE: 2/24/2004

"UNLESS IT BEARS THE  
SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND  
MAPPER THIS DRAWING, SKETCH,  
PLAT OR MAP IS FOR  
INFORMATIONAL PURPOSES ONLY  
AND IS NOT VALID."



GARY GEE ALLEN  
REGISTERED LAND SURVEYOR, INC.  
LAND SURVEYING – CIVIL ENGINEERING

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B.J. ALLEN, V.P.  
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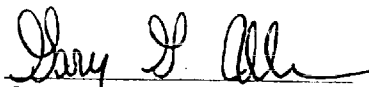
February 24, 2004

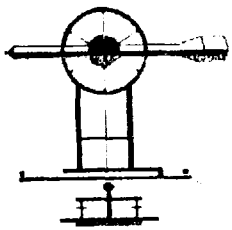
Legal Description – Parcel 266 (Revised) – Product of a Field Survey

Commence at the Northwest corner of the East Half of the Northwest Quarter of Section 30, Township 1 North, Range 1 East, Leon County, Florida, and thence run South along the West boundary of said East Half a distance of 1416.95 feet, thence run North 89 degrees 58 minutes 39 seconds East 575.55 feet, thence run South 00 degrees 03 minutes 41 seconds East 177.70 feet to an iron pipe (found), thence run South 00 degrees 23 minutes 11 seconds East 95.19 feet to an iron rod with cap (found, #4792) for the POINT OF BEGINNING. From said POINT OF BEGINNING run North 89 degrees 16 minutes 29 seconds East 7.07 feet to an iron rod (found, #4792), thence North 00 degrees 02 minutes 32 seconds West 13.00 feet to an iron rod with cap (set, LB#5509), thence North 89 degrees 16 minutes 29 seconds East (bearing base for this survey) a distance of 247.17 feet to an iron rod with cap (set, LB#5509), lying on the Westerly right of way boundary of Terrace Street, thence run South 00 degrees 11 minutes 13 seconds East 10.33 feet to a concrete monument (found, #6154) lying at the intersection with the Northwesterly right of way boundary of Terrace Hollow Court, thence run South 46 degrees 33 minutes 07 seconds West along said Northwesterly right of way boundary a distance of 110.61 feet to an iron rod (found, #6154), thence leaving said Northwesterly right of way boundary run North 89 degrees 56 minutes 41 seconds West 173.92 feet to a nail & cap (found, #3562 in the root of a 30 inch oak tree), thence North 00 degrees 01 minutes 06 seconds West 70.02 feet to the POINT OF BEGINNING. Containing 0.42 acres more or less.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

ATTACHMENT # 1  
PAGE 4 OF 5

  
Gary G. Allen  
Prof. Land Surveyor  
Fl. Cert. No. 4016



**GARY GEE ALLEN**  
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LAND SURVEYING - CIVIL ENGINEERING

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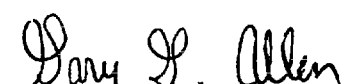
February 24, 2004

**Legal Description - Parcel 238 (Revised) - Product of a Field Survey**

Commence at the Northwest corner of the East Half of the Northwest Quarter of Section 30, Township 1 North, Range 1 East, Leon County, Florida, and thence run South along the West boundary of said East Half a distance of 1416.95 feet, thence run North 89 degrees 58 minutes 39 seconds East 575.55 feet, thence run South 00 degrees 03 minutes 41 seconds East 177.70 feet to an iron pipe (found), thence run North 89 degrees 39 minutes 04 seconds East 7.64 feet to an iron pipe (found) for the POINT OF BEGINNING. From said POINT OF BEGINNING North 89 degrees 39 minutes 04 seconds East 246.95 feet to an iron pipe (found), lying on the Westerly right of way boundary of Terrace Street, thence run South 00 degrees 11 minutes 13 seconds East along said Westerly right of way boundary a distance of 80.52 feet to an iron rod with cap (set, LB#5509), thence leaving said right of way boundary run South 89 degrees 16 minutes 29 seconds West (bearing base for this survey) a distance of 247.17 feet to an iron rod with cap (set, LB#5509), thence run North 00 degrees 02 minutes 32 seconds West 82.14 feet to the POINT OF BEGINNING. Containing 0.46 acres more or less.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

ATTACHMENT # 1  
PAGE 5 OF 5

  
Gary G. Allen  
Prof. Land Surveyor  
Fl. Cert. No. 4016

Job No. 04-207  
Page 3 of 3.